

# Staff Summary Report



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 45  
Meeting Date: 12/13/01

**SUBJECT:** ALPHAGRAPHICS #SGF-2001.76 #SBD-2001.77

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** This is the first public hearing for Alpha Graphics for a 5<sup>th</sup> Amended General and Final Plan of Development for El Dorado Crossings and an Amended Final Subdivision plat for two lots at 720 West Elliot Road.

q-j

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **ALPHAGRAPHICS** (Suburban Construction, Inc., property owner) for an Amended General and Final Plan of Development with a side yard building setback variance and an Amended Final Subdivision plat within El Dorado Crossings Commercial Center located at 720 West Elliot Road. The following approval is requested from the City of Tempe:

**#SGF-2001.76** A 5th Amended General Plan of Development for El Dorado Crossings and a Final Plan of Development for a new 10,000 s.f. retail building (Parcel 7) on 0.92 net acres. The total center includes 43,119 s.f. of building area on 5.66 net acres in the PCC-1 Zoning District, located at 720 West Elliot Road, including the following:

Variance:

Reduce the minimum required side yard building setback from 40' to 12' on the eastside of Parcel 7.

**#SBD-2001.77** An Amended Final Subdivision plat for two lots on 2.36 net acres.

**Document Name:** 20011213devsrh08

**Supporting Documents:** Yes

**SUMMARY:** This request is for the 5th Amended General Plan of Development of El Dorado Crossing (Parcels 1, 2, 3, 6, and 7), a Final Plan of Development for Alpha Graphics (Parcel 7), and a Final Subdivision Plat for Parcels 6 and 7 (2.36 net acres). The variance request is to reduce the minimum side yard building setback from 40 feet to 12 feet (eastside of Parcel 7). El Dorado Crossing is a commercial center located between Kyrene Road and Roosevelt Street on the north side of Elliot Road. The proposed 10,000 s.f. retail building which includes Alpha Graphics, amends the plan of record for a previously approved hotel site. The Final Plat creates two lots, lot one for a 14,100 s.f. future retail building (Parcel 6) and lot 2 for the proposed Alpha Graphics building (Parcel 7). All required parking is provided on site and traffic circulation appears to work well. The subdivision plat appears to comply with the minimum requirements of Subdivision Ordinance 99.21. Staff supports the variance requested since it is typical within shopping centers and should not be detrimental to surrounding property owners. On November 13, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. To date, no public input has been received.

**RECOMMENDATION:** Staff – Approval  
Public – None

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description
  3. Comments
  4. Conditions of Approval
- 
- A. Location Map
  - B. Letter of Explanation/Intent
  - C. Letter of Justification for Variance
  - D. Letter of Authorization, Property Owner
  - E. 5<sup>th</sup> Amended General Plan of Development, El Dorado Crossings
  - F. Final Plan of Development, Alpha Graphics (Parcel 7)
  - G. Elevations, Alpha Graphics
  - H. Floor Plan, Alpha Graphics
  - I. Landscape Plan, Alpha Graphics (Parcel 7)
  - J. Final Subdivision Plat, Parcel 6 and 7

## **HISTORY & FACTS:**

<u>1972.</u>	Tempe's General Plan indicated most of the land on both sides of Elliot west of the Western Canal as light industrial, including the subject site.
<u>1978.</u>	Tempe's General Plan indicated most of the southwest corner of the City (bounded by the two branches of the Western Canal) as light industrial, including the subject parcel.
<u>September 9, 1982.</u>	City Council adopted Ordinance 991 annexing the subject site, along with approximately 80 acres on the west side of Kyrene to the north.
<u>March 17, 1983.</u>	Tempe's General Plan was amended by the Southwest Tempe Development Plan, which established a Growth Node bounded by the Western Canal, Elliot, Priest and the I-10 Freeway, within which the City hoped to locate a regional mall. High density residential, with a limit of 5,500 units, was encouraged in this area; this limit was justified by constraints on the City's sewer service capacity, which has since been removed by construction of the South Tempe Water Reclamation facility.
<u>May 17, 1985.</u>	Council rezoned 41 acres including the subject property from AG to IBD at the north west corner of Kyrene Road and Elliot Road.
<u>February 16, 1989.</u>	General Plan 2000 was adopted, showing Growth Node for most of the Southwest Overlay District west of Kyrene, including the subject parcel. This designation was not changed in the regular amendment that became effective in May, 1992, but the amendment modified language concerning the mix of uses in the Growth Node.
<u>October 13, 1994.</u>	City Council approved a General Plan 2000 amendment to reflect 18 acres of commercial along with PCC-1 zoning and a General Plan of Development for Canyon Springs Shopping center consisting of 150,300 s.f. on 17.5 acres at the NWC of Elliot and Kyrene.
<u>June 8, 1995.</u>	City Council approved the request by El Dorado Holdings, Inc. for a zoning change from PCC-1 and IBD to I-1 for 18.045 net acres.
<u>December 18, 1997.</u>	City Council adopted Tempe's General Plan 2020. The new General Plan designates the subject property as Commercial: Retail.
<u>February 26, 1998.</u>	City Council approved an Amended General Plan of Development for El Dorado Crossings.
<u>April 14, 1998.</u>	City Council approved an Amended General and Final Plan of Development for Parcel 6 which included an approval for a 3-story, 139 guestroom extended stay hotel, including a use permit to allow a residential hotel with kitchen facilities. The approval was made subject to 13 conditions.

<u>April 8, 1999.</u>	City Council approved an Amended General Plan of Development for El Dorado Crossing consisting of 12,483 s.f. of total building area on 3.11 net acres and a Final Plan of Development for Parcel 3, for a Sonic Drive-In Restaurant, consisting of 1,383 s.f. of building area on .77 net acres, including a use permit to allow a drive-in restaurant in the PCC-1 Zoning District and a variance to allow restaurant parking canopies to encroach into side yard setbacks along the east and west property lines.
<u>January 11, 2001.</u>	City Council approved an Amended General and Final Plan of Development for El Dorado Crossing consisting of 2 retail buildings for a total of 17,656 s.f. building area on 2.5 acres, including a variance to reduce the required side yard setback from 40' to 5' for Parcel 2.
<u>November 13, 2001.</u>	Planning Commission approved the 5 <sup>th</sup> Amended General Plan of Development for El Dorado Crossings, a Final Plan of Development for Alpha Graphics, and an Amended Final Subdivision Plat for two lots.
<u>November 29, 2001.</u>	Council introduced this request.
<u>December 5, 2001.</u>	The Design Review Board approved the site plan, elevations, and landscape plan for Alpha Graphics, this request.

**DESCRIPTION:**

Owner – Suburban Construction, Inc.  
 Applicant – Paul Devers  
 Architect – Cawley Architects  
 Engineer – JMA Engineering  
 Existing zoning – PCC-1

El Dorado Crossing – Amended General Plan of Development  
 (Parcels 1, 2, 3, 6, and 7)  
 Total site area – 5.66 net acres  
 Total building area – 43,119 s.f.

Final Plan of Development, Parcel 7 – Retail (Alpha Graphics)  
 Site area – 0.92 net acres  
 Building area – 10,000 s.f.  
 Maximum lot coverage required – 25%  
 Lot coverage provided – 25%  
 Parking required – 40 spaces  
 Parking provided – 47 spaces  
 Bicycle parking required – 4 spaces  
 Bicycle spaces provided – 4 spaces  
 Landscape required – 15%  
 Landscaping provided – 18.6%

Final Subdivision Plat  
 Number of lots – 2  
 Total site area – 2.36 net acres

**COMMENTS:**

On April 14, 1998, City Council approved an Amended General and Final Plan of Development for Parcel 6 which included an approval for a 3-story, 139 guestroom extended stay hotel, including a use permit to allow a residential hotel with kitchen facilities. This hotel was never built and Parcel 6, under this proposal, becomes Parcel 6 and 7.

This request now is for the 5th Amended General Plan of Development of El Dorado Crossing, a Final Plan of Development for Alpha Graphics (Parcel 7), and a Final Subdivision Plat. The variance request is to reduce the minimum side yard building setback from 40 feet to 12 feet (eastside of Parcel 7).

El Dorado Crossing is a commercial center located between Kyrene Road and Roosevelt Street on the north side of Elliot Road. The proposed 10,000 s.f. retail building which includes Alpha Graphics, amends the plan of record previously approved for a hotel site. All required parking is provided on site and traffic circulation appears to work well. Cross access agreements between parcels (to the east and west) should keep interior traffic circulation between businesses off of Elliot Road.

The Final Subdivision Plat creates two new lots, lot one for a 14,100 s.f. future retail building and lot 2 for the proposed Alpha Graphics building. The plat is only for Parcels 6 and 7 on 2.36 net acres. The subdivision plat appears to comply with the minimum requirements of Subdivision Ordinance 99.21.

Staff supports the General Plan of Development amendment and the Final Plan of Development, including the variance request. This variance is typical within shopping centers and should not be detrimental to surrounding property owners.

On November 13, 2001, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. To date, no public input has been received.

**RECOMMENDATION:** Approval

**REASON(S) FOR****APPROVAL:**

1. The requested amendment to the General Plan of Development of El Dorado Crossing and the Final Plan of Development for Alpha Graphics appear to be consistent with previous approvals.
2. The proposed subdivision plat appears to meet the minimum requirements of Subdivision Ordinance 99.21.

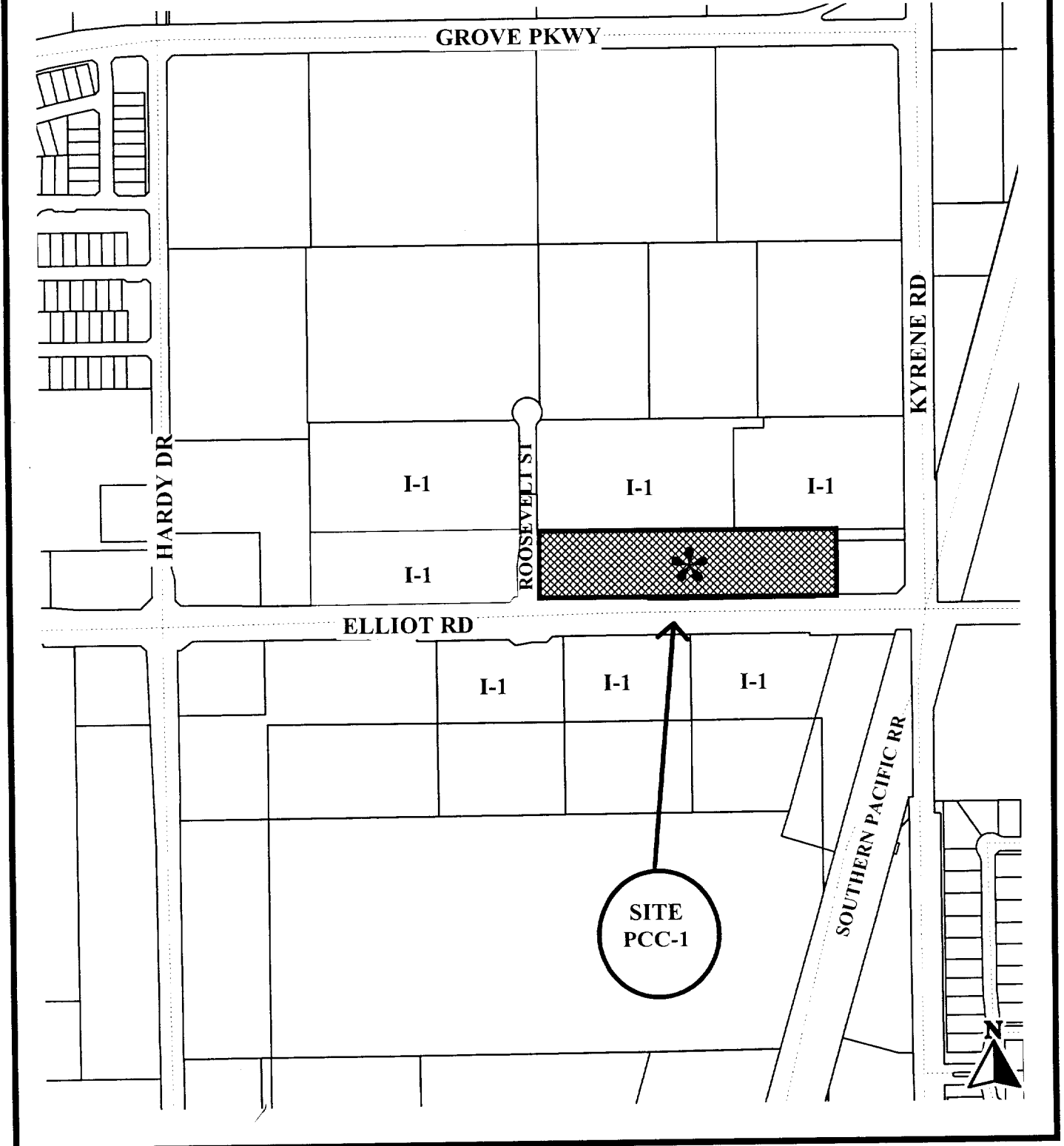
**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains.
  - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees.
  - (2) Water and/or sewer participation charges.
  - (3) Inspection and testing fees.
2. a. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall joint El Dorado Crossings Commercial Center association to provide a revised continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. No variances may be created by future property lines without the prior approval from the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced by **on, or before January 10, 2003** or the variance shall be deemed null and void.
6. The General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.

7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the west and east, prior to the issuance of a building permit.
8. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
9. The General and Final Plan of Development and the Final Plat shall be put into proper engineered format with appropriate signature blanks and recorded **on, or before, January 10, 2003** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. The Planning Division, prior to recordation, shall review details of the document format.

**EL DORADO CROSSING -  
ALPHAGRAPHS**

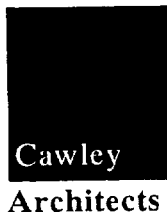
**SGF-2001.76  
SBD-2001.77**



**Location Map**

**A**





**To:** City of Tempe  
Planning Commission  
**From:** Paul Devers  
Cawley Architects, Inc.  
**Subject:** Alphagraphics  
720 West Elliot Road  
**Date:** October 15, 2001

## **LETTER OF INTENT**

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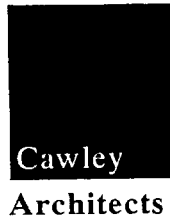
Members of the Planning Commission:

We respectfully request approval of the Amended General and Final Plan of Development for the commercial property described with this letter of explanation. This request also includes a side yard variance as detailed in the attached Letter of Explanation and narrative justification.

Our clients intend to develop a 40,000 square foot site for the purposes of constructing a new 10,000 square foot retail building that includes a 5,000 square foot Alphagraphics store and 5,000 square feet of retail space. All proposed uses are permitted uses for the PCC-1 District.

This project is a part of the El Dorado Crossing General Plan of Development and this request represents the Fifth Amended General Plan of Development. Previous amendments include use permits, front, side and rear yard variances. This request involves splitting lot 6 into two parcels to be known as parcel 6 and parcel 7. Parcel 6 is approximately 62,758 square feet and parcel 7 is approximately 40,000 square feet. The new Alphagraphics store will be located on parcel 7. The lot split will be accomplished by replat. The lot split, variance and the amended General and Final Plan of Development are consistent with the previous approved developments and General Plan Amendments.

*B*



## LETTER OF EXPLANATION / NARRATIVE FOR VARIANCE

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As a part of the amended General Plan and Final Plan of Development, a request is made for a reduction in the required side yard set back along the east property line boundary of Parcel 7. The required side yard setback for the PCC-1 district is 40'. This request is for the reduction of the 40' side yard to 12'. The required landscaping along this property line will be maintained. The request is not to eliminate the setback entirely as it provides a landscaping buffer from the adjacent property.

The development trend of the El Dorado Crossing is that of individual sites ranging from 33,000 to 67,000 square feet with individual retail buildings similar to pad sites. To achieve the densities allowed by ordinance and provide the required parking, emergency vehicular circulation, landscaping and storm water retention it is necessary to reduce the side yard. If the required side yard setback is maintained the resulting effect would be a reduction of the building area by 2,800 square feet. This result is site coverage of only 18%, which is 7% less than the 25% allowed by Ordinance. Additionally, the requested side yard setback reduction is 28' and the actual distance between the new Alphagraphics and the existing building to the east on parcel 2 is 64'. This means that the net side yard reduction between the two buildings is 20%. The resulting visual appearance is consistent with the previously approved side yard variances for Parcels 2 and 3 of the El Dorado Crossing. This variance for Parcel 7 is not a material detriment to the neighborhood as it does not affect current uses and densities of the PCC-1 District and does not allow relief from any item expressly prohibited by the City of Tempe Ordinance.

Thank You,

Paul Devers  
Cawley Architects, Inc.

C



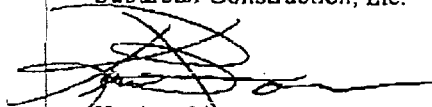
October 15, 2001

City of Tempe  
Planning and Zoning Department

RE: Suburban Lodge Parcel  
Tempe, Arizona  
Property described in Exhibit "A" ("Parcel")

Suburban Construction, Inc. hereby grants permission to Cawley Architects to file for planning and zoning for the Parcel, as shown in the Alpha Graphics project plans by Cawley Architects for LGE Design Build (consisting of pages A-1 (8/25/01), A-X, A-2 (8/30) and A-3 (8/24)).

Suburban Construction, Inc.



Kevin Pfannes  
Vice President

SUBURBAN LODGES  
OF AMERICA, INC.

300 GALLERIA PARKWAY  
SUITE 1200  
ATLANTA, GEORGIA  
30339

PHONE: 770-799-5000

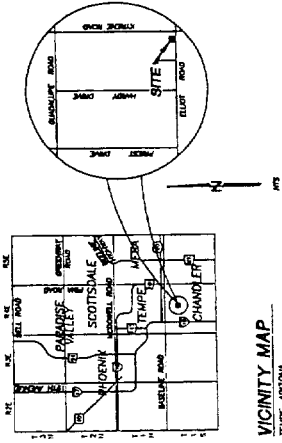
D

# EL DORADO CROSSING

## FIFTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR EL DORADO CROSSING AND FINAL PLAN OF DEVELOPMENT FOR PARCEL 7

### TEMPE, ARIZONA

#### SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
TEMPE, ARIZONA

#### CONDITIONS OF APPROVAL

#### VARIANCES/USE PERMITS

##### PREVIOUS USE PERMITS

1. A USE PERMIT TO ALLOW A DRIVE-IN RESTAURANT IN THE PDC-1 ZONING DISTRICT ON PARCEL 3. (DGP-99-23)

##### PREVIOUS VARIANCES (DGP-95-23)

1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 15' ON THE WEST SIDE OF PARCEL 3. (DGP-95-23)
2. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 25' ON THE WEST SIDE OF PARCEL 2. (DGP-95-23)
3. REDUCE THE REQUIRED MINIMUM REAR YARD SETBACK FROM 40' TO 35' ON THE NORTH SIDE OF PARCEL 2. (DGP-95-23)
4. REDUCE THE REQUIRED MINIMUM FRONT AND STREET YARD SETBACK FROM 50' TO 40' ON THE SOUTH AND WEST SIDE OF PARCEL 1. (DGP-95-23)
5. ALLOW FOR PARKING CHAIRS WITHIN SIDE YARD SETBACKS ON PARCEL 3. (DGP-99-23)

##### NEW VARIANCES

1. REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 15' ON THE EAST SIDE OF PARCEL 7.

#### CERTIFICATION OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SUBMITTED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BY: \_\_\_\_\_

STATE OF ARIZONA

COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD BOUNDARY INFORMATION SHOWN HEREON IS AS DEPICTED ON THE FINAL PLAN OF TEMPE COMMERCE PARK 8, RECORDED IN BOOK 508 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.



DAVID LAWRENCE PEARSON, PLS. NO. 18833

#### LEGAL DESCRIPTIONS

##### PARCEL 1

LOT 1 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34.

##### PARCEL 2

LOT 2 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34, EXCEPT THE EAST SIX FEET THEREOF.

##### PARCEL 3

LOT 3 OF EL DORADO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 407 OF MAPS, PAGE 34, AND THE EAST SIX FEET OF LOT 2 OF SAID EL DORADO CROSSING.

##### PARCEL 6

THAT PORTION OF LOT 6 AS REPLATED IN TEMPE COMMERCE PARK 8, BOOK 508, PAGE 13, EXCEPT THE EASTERN 188.41'.

##### PARCEL 7

THE EASTERN 188.41' OF THAT PORTION OF LOT 6 AS REPLATED IN TEMPE COMMERCE PARK 8, BOOK 508, PAGE 13.

#### APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001.

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CITY CLERK

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ CITY ENGINEER

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DEVELOPMENT SERVICES DIRECTOR

NOV 01 2001

EL DORADO CROSSING  
FIFTH AMENDED GENERAL PLAN  
AND FINAL PLAN OF DEVELOPMENT  
FOR PARCEL 7

JMA  
JMA ENGINEERING CORPORATION  
531 E. Broadway Blvd., Suite 100  
Phoenix, Arizona 85012  
Phone: 973-248-0388  
Fax: 973-248-0978

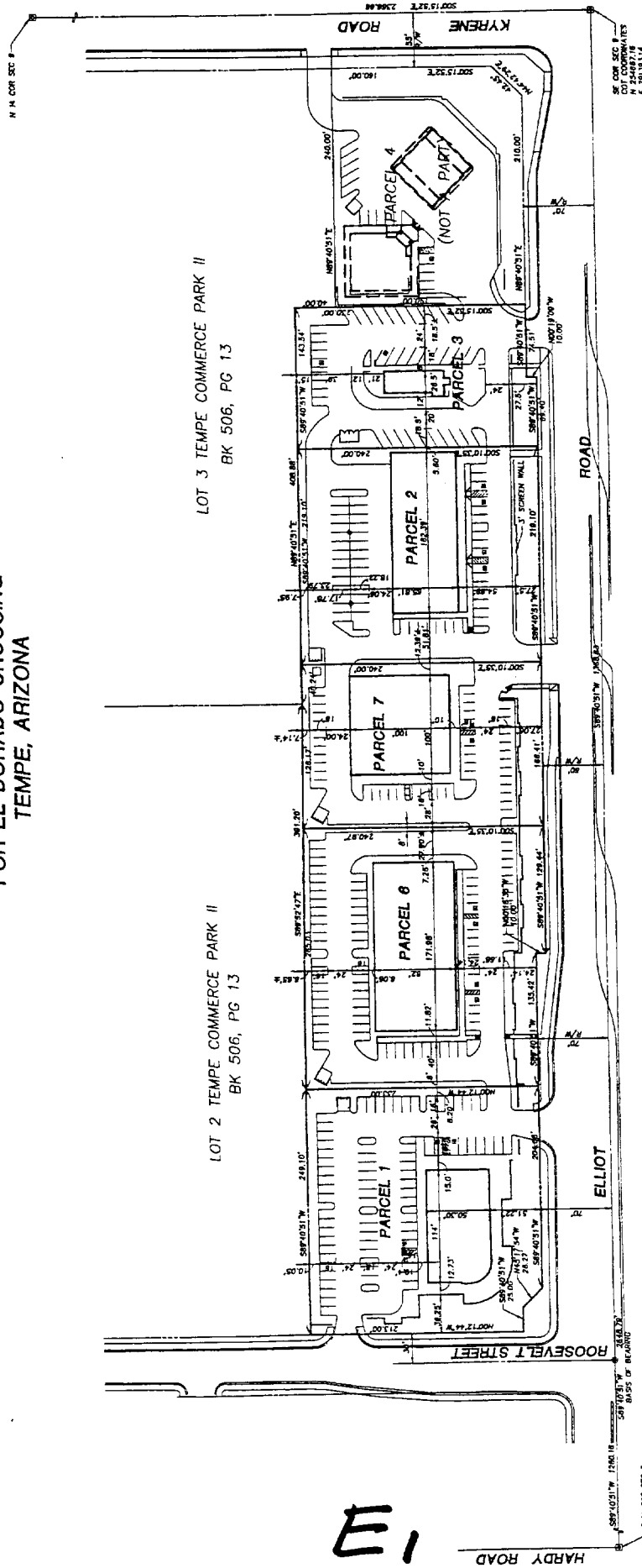
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SGF-2001-76

# EL DORADO CROSSING FIFTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR EL DORADO CROSSING TEMPE, ARIZONA

LOT 2 TEMPE COMMERCE PARK II  
BK 506, PG 13

LOT 3 TEMPE COMMERCE PARK II  
BK 506, PG 13



## SITE DATA

PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6	PARCEL 7	PARCEL 8	TOTAL 8 PARCELS
SITE AREA (NET): 7,341 SF (0.168 ACRES)	SITE AREA (NET): 10,341 SF (0.237 ACRES)	SITE AREA (NET): 11,149 SF (0.257 ACRES)	SITE AREA (NET): 12,149 SF (0.279 ACRES)	SITE AREA (NET): 13,149 SF (0.301 ACRES)	SITE AREA (NET): 14,149 SF (0.323 ACRES)	SITE AREA (NET): 15,149 SF (0.345 ACRES)	SITE AREA (NET): 16,149 SF (0.367 ACRES)	SITE AREA (NET): 17,149 SF (0.389 ACRES)
ROOFTOP AREA: 7,341 SF	ROOFTOP AREA: 10,341 SF	ROOFTOP AREA: 11,149 SF	ROOFTOP AREA: 12,149 SF	ROOFTOP AREA: 13,149 SF	ROOFTOP AREA: 14,149 SF	ROOFTOP AREA: 15,149 SF	ROOFTOP AREA: 16,149 SF	ROOFTOP AREA: 17,149 SF
LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%	LANDSCAPE PROVIDED: 28%
PARKING REQUIRED: 78 SPACES	PARKING REQUIRED: 108 SPACES	PARKING REQUIRED: 118 SPACES	PARKING REQUIRED: 128 SPACES	PARKING REQUIRED: 138 SPACES	PARKING REQUIRED: 148 SPACES	PARKING REQUIRED: 158 SPACES	PARKING REQUIRED: 168 SPACES	PARKING REQUIRED: 178 SPACES
BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES	BIKE PARKING PROVIDED: 3 SPACES

NOV 01 2001

EL DORADO CROSSING  
FIFTH AMENDED  
GENERAL PLAN OF DEVELOPMENT

JMA ENGINEERING CORPORATION  
331 E. Highway 100, Suite 100  
Phoenix, Arizona 85012  
Tel: 602.246.0974  
Fax: 602.246.0975

SCALE 1"=50'  
50' 25' 0' 25' 100'

SGF-2001.76

**F**



**F**



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**F**

# GENERAL NOTES

SEE STRUCTURAL DRAWINGS FOR LATE INFORMATION.

**Cawley Architects**

4144 North  
4th Street  
Suite D  
Phoenix, Arizona  
85018  
(602) 966-5378



ALPHABETICS

ELLIOT RD.

TEMP

AZ

DATE 08 - 24 - 98

**IGE**

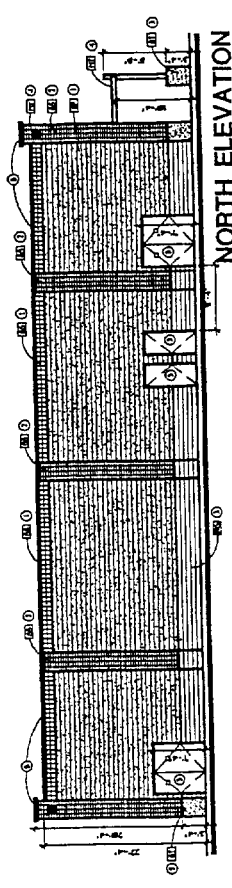
DESIGN BUILD  
701 W. 4TH STREET  
TEMPE, ARIZONA  
(480) 880-4001

## EXTERIOR ELEVATIONS

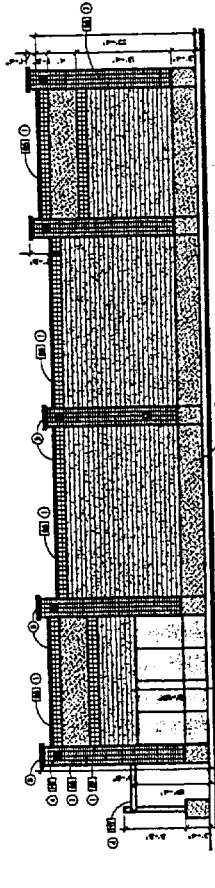
1/8" = 1'-0"

A-3  
OF 3

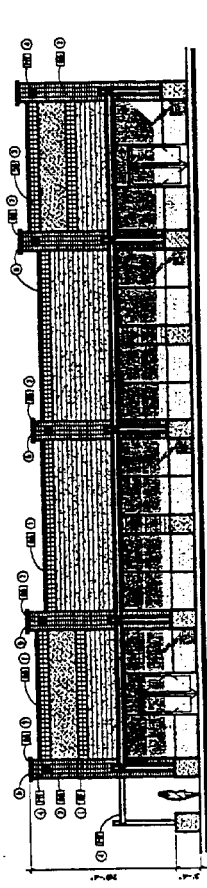
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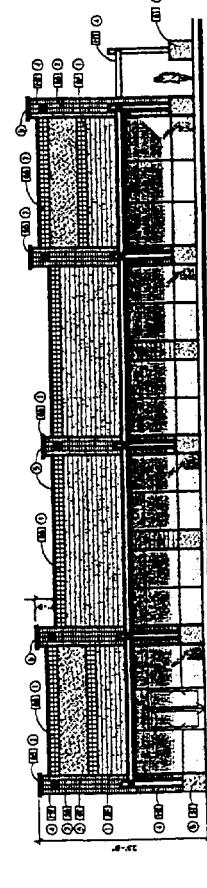
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COLOR	DESCRIPTION
01	WHITE PLYWOOD 1/2" X 8" X 6" CORE
02	SHINGLE ROOF 1/2" X 8" X 6" CORE
03	SHINGLED ROOF 1/2" X 8" X 6" CORE
04	SHINGLED ROOF 1/2" X 8" X 6" CORE
05	SHINGLED ROOF 1/2" X 8" X 6" CORE
06	SHINGLED ROOF 1/2" X 8" X 6" CORE
07	SHINGLED ROOF 1/2" X 8" X 6" CORE
08	SHINGLED ROOF 1/2" X 8" X 6" CORE
09	SHINGLED ROOF 1/2" X 8" X 6" CORE
10	SHINGLED ROOF 1/2" X 8" X 6" CORE

SEE STRUCTURAL DRAWINGS FOR LATE INFORMATION.

COLOR	DESCRIPTION
01	WHITE PLYWOOD 1/2" X 8" X 6" CORE
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08	SHINGLED ROOF 1/2" X 8" X 6" CORE
09	SHINGLED ROOF 1/2" X 8" X 6" CORE
10	SHINGLED ROOF 1/2" X 8" X 6" CORE

1. FLOOR TO FINISH A THREE COLOR ROOF WITH ALL COLOR TO BE MATCHED BY ARCHITECT.
2. CALL FOR MATERIALS BEING PROVIDED TO FINISH COLOR TO BE MATCHED BY ARCHITECT.
3. MATCHING THE COLOR TO BE MATCHED BY ARCHITECT.
4. MATCHING THE COLOR TO BE MATCHED BY ARCHITECT.
5. MATCHING THE COLOR TO BE MATCHED BY ARCHITECT.

COLOR	DESCRIPTION
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09	SHINGLED ROOF 1/2" X 8" X 6" CORE
10	SHINGLED ROOF 1/2" X 8" X 6" CORE

1. IF ALL WINDOW LOCATIONS INCLUDES SPACED PANELS.
2. IF ALL WINDOW LOCATIONS INCLUDES SPACED PANELS.
3. IF ALL WINDOW LOCATIONS INCLUDES SPACED PANELS.

5

# GENERAL NOTES

1. CONSTRUCTION TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL CODE (IMC) UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE GIVEN IN THE PARAGRAPHS TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR SURFACES TO BE FINISHED WITH TERRAZZO.
4. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
5. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
6. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
7. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
8. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
9. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
10. MAKE IT CLEAR IN THE PARAGRAPHS, THE CHANGE IS TO BE MADE AT THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.

**Cawley**  
**Architects**

414 North  
44th Street  
Suite D  
Phoenix, Arizona  
80018  
(602) 968-6378



ALPHABETICS

ELIOT RD.

TEMPLE

AZ

DATE 08-20-24

**LGE**

DESIGN BUILD

7724 W. 4TH STREET

TEMPE, ARIZONA

(480) 968-4001

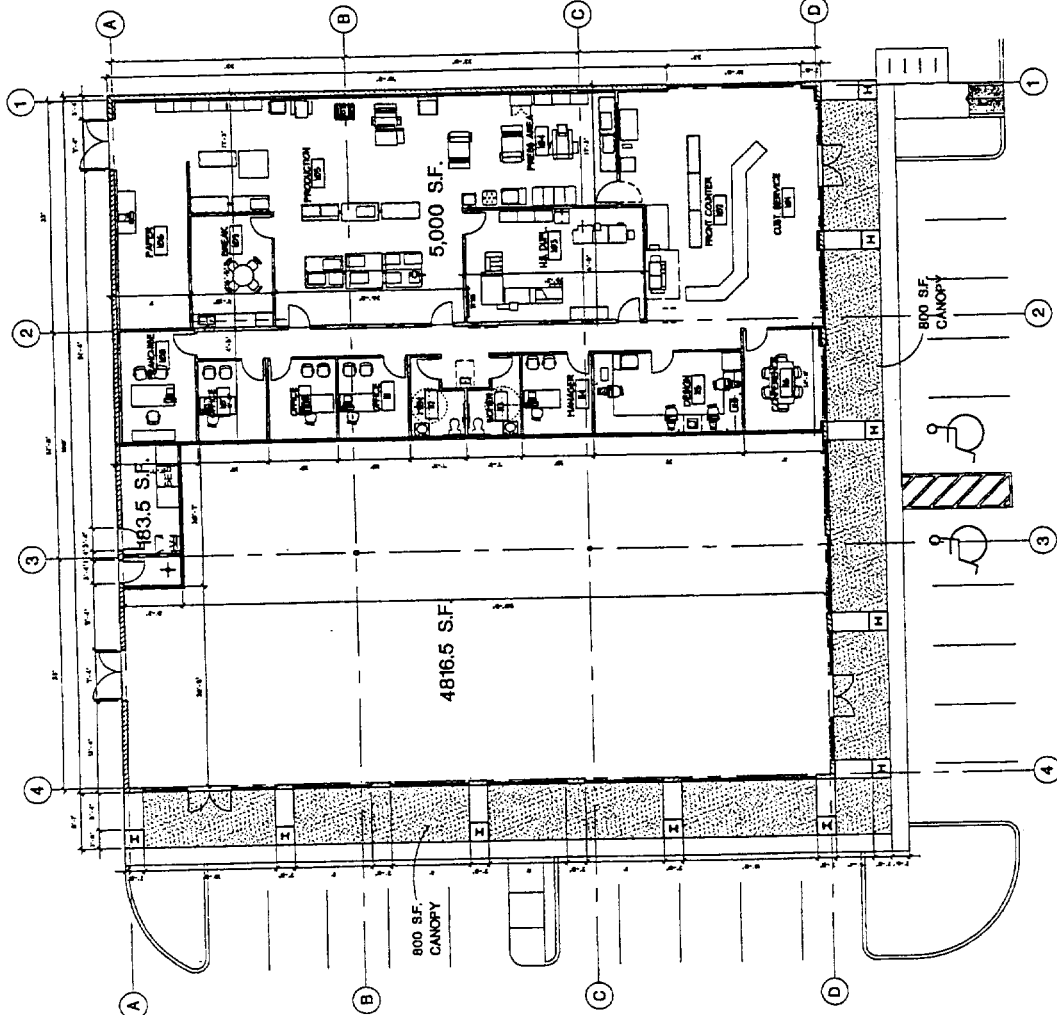
A-2  
OF 3

## PARTITION KEY

1	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
2	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
3	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
4	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
5	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
6	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
7	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
8	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
9	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
10	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH

## DRAWING LEGEND

1	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
2	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
3	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
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8	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
9	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH
10	GLASS PARTITION WALL TO 4' ABOVE ADJACENT FLOOR FINISH



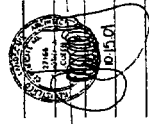
FLOOR PLAN  
1/8" = 1' - 0"

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H



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Phoenix, Arizona  
85018  
(602) 966-4379



ALPHAGRAPHICS

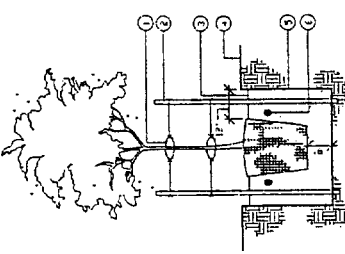
ELLIOT RD.

TEMPER  
AZ

DATE: 10-10-10

**LGE**

DESIGN BUILD  
1724 W. 4TH STREET  
TEMPE, ARIZONA  
(480) 968-4001

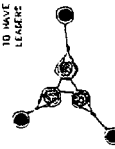


1. 1/2" RUBBER HOSE WITH 410 VIRE
2. TWO 2" ROUND BY 8' LONG GREEN
3. TREE STAKES BURY 2" BELOW GRADE
4. 3" 4" BUSH
5. GRADE - MINIMUM SIZES OF PLANT PIT TO
6. PREVENT GLAZING
7. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX  
NOTED IN SECC.

**DOUBLE STAKING DETAIL**

NOTE:  
MULTI-TRUNKED TREES  
TO BE STAKED WITH  
LEAVING STAKES



MULTI-TRUNK



DOUBLE-TRUNK



SINGLE-TRUNK

1. NOTION USING LOOP
2. 810 VIRE RUBBER COATED
3. 1/2" RUBBER HOSE

**TREE GUYING DETAIL**

T J McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
SITES  
SITING  
SITING  
SITING  
1121 East Main Street, Suite 218  
Phoenix, Arizona 85001  
(602) 705-0130  
(FAX) 266-6619 (E-MAIL) mcqueen@tjma.com

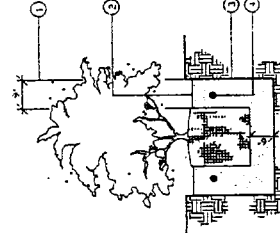
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**LANDSCAPE NOTES**

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.  
ALL PARKING LOT FINISHES WILL RECEIVE 115 GALLON TREE AND 55 GALLON  
SHRUBS PER SINGLE ROW OF PARKING.  
ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE MUST BE SELECTED FROM THE CITY OF TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.  
ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 3" DEPTH OF DECOMPOSED  
GRANITE.  
NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE  
IS EMBEDDED IN CONCRETE  
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.  
NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

**LANDSCAPE LEGENDS**

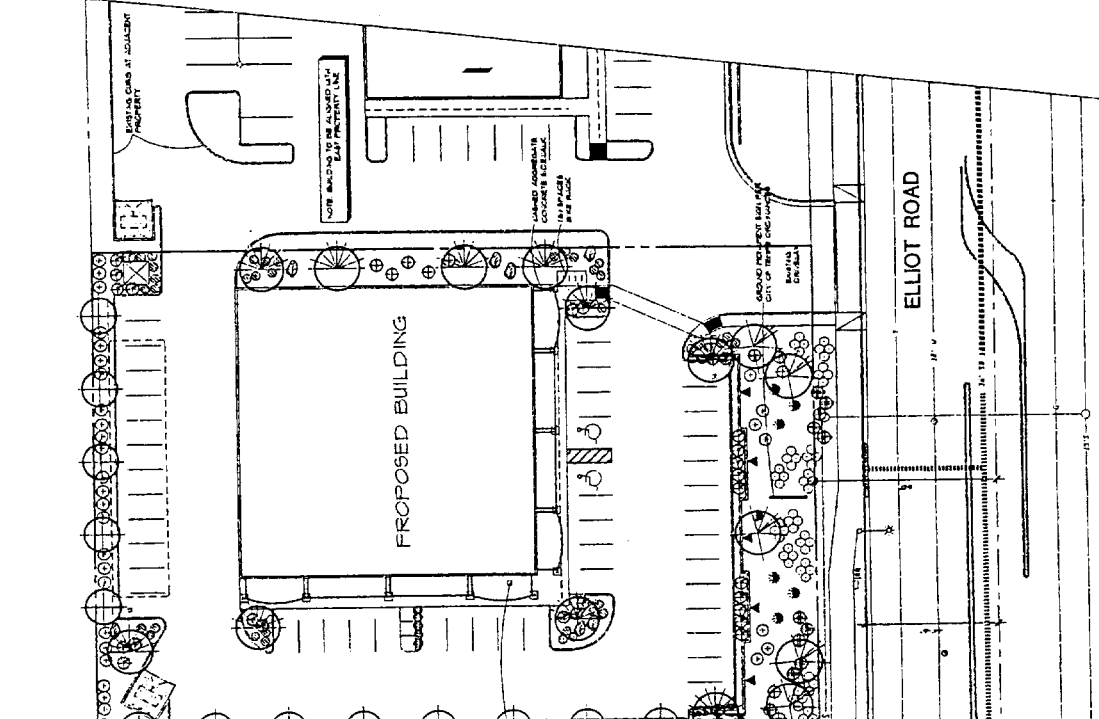
- ① SOPHORA SECUNDIFOLIA  
TEXAS HIX LAUREL  
15 GALLON (15)
- ② PROSOPIA JULIFLORA  
CHILEAN MESQUITE (THORNLESS)  
24" BOX (15)
- ③ ACACIA SALICINA  
MILLOW ACACIA  
24" BOX (10)
- ④ LANTANA MONTEVIDEENSIS  
"SOLD MOND"  
16 GALLON (14)
- ⑤ MALEPHORA CROCEA  
ICE PLANT  
16 GALLON (10)
- ⑥ DALEA GRESSH  
INDIGO BUSH  
5 GALLON (11)
- ⑦ ANEROSIA DELTOIDEA  
BARK SAGE  
5 GALLON (62)
- ⑧ BACCHARIS PILULARIS  
DWARF DRUSH  
5 GALLON (24)
- ⑨ 1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
- ⑩ GERANIUM SP  
ROCKY POINT ICE PLANT  
5 GALLON (10)
- ⑪ BOUGAINVILLEA  
BOUGAINVILLEA  
5 GALLON (15)
- ⑫ 3/4" 3/4" SELECT SURFACE  
GRANITE BODIES  
200000 MIN EA (7)



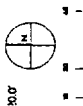
1. MINIMUM DIMENSION FOR 3 GAL PLANTS
2. MINIMUM SIZES OF PLANT PIT TO
3. PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR

BACKFILL PLANT PIT WITH SOIL MIX  
NOTED IN SECC.

**SHRUB PLANTING DETAIL**



**LANDSCAPE PLAN**



# "ALPHAGRAPHICS"

A REPLAT OF A PORTION OF LOT 6,  
EL DORADO CROSSINGS, BOOK 407, PAGE 34  
LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

## STATE OF ARIZONA 55

THE FOLLOW ALL WITH THESE PRESENTS:

## GE CORPORATION

DATE \_\_\_\_\_  
BY \_\_\_\_\_  
TITLE: MANAGING MEMBER  
BY \_\_\_\_\_  
BY \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA } U.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ MANAGING MEMBER OF LCE CORPORATION, AS OWNER, WHO EXECUTED THE FOREGOING ON BEHALF OF THE COMPANY BEING AUTHORIZED SO TO DO FOR THE PURPOSES

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

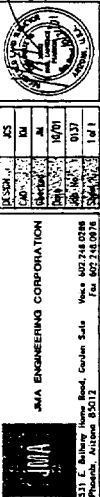
## SURVEYOR'S CERTIFICATION

KAR LAWRENCE PEARSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2001. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN THAT ALL SURVEY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SADD MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KARL LAWRENCE PEARSON, A/S NO. 33812

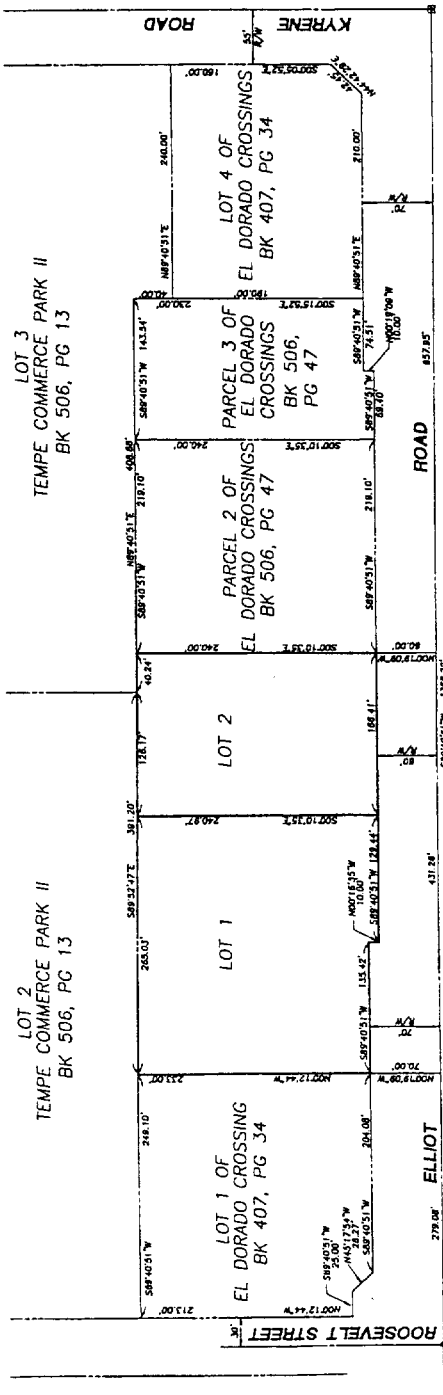
10/31/09  
DATE

EL DORADO CROSSING  
FINAL PLAT



NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE. WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-574.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REASONABLE SECTION TYPE FENCING.



4

NOV 01 2001